

DATE SUBMITTED: 2/26/92

PERMIT NO. 41047 ✓

FEE \$ 500

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 589-1 West Indira Crk SQ. FT. OF BLDG: _____

SUBDIVISION Paper Tree SQ. FT. OF LOT: 1144

FILING # _____ BLK # 4 LOT # 7 NO. OF FAMILY UNITS: _____

TAX SCHEDULE # 2943-071-13-007 NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: _____

OWNER Robert Graham USE OF EXISTING BUILDINGS: _____

ADDRESS 589-#1 West Indira Creek Dr. DESCRIPTION OF WORK AND INTENDED USE: _____

TELEPHONE: 241-4138 Power Deck

REQUIRED: Two plot plans showing parking, landscaping, setbacks to all property lines, and all streets which abut the parcel.

FOR OFFICE USE ONLY

ZONE PR FLOODPLAIN: YES _____ NO

SETBACKS: FRONT _____ GEOLOGIC HAZARD: YES _____ NO

SIDE _____ REAR _____ CENSUS TRACT: 6 TRAFFIC ZONE: 29

MAXIMUM HEIGHT as per plan PARKING REQ'MT N/A

LANDSCAPING/SCREENING REQUIRED: _____ SPECIAL CONDITIONS: _____

N/A _____

Modifications to this Planning Clearance must be approved, in writing, by this Department. The structure approved by this application cannot be occupied until a Certificate of Occupancy is issued by the Building Department (Section 307, Uniform Building Code).

Any landscaping required by this permit shall be maintained in an acceptable and healthy condition. The replacement of any vegetation materials that die or are in an unhealthy condition shall be required.

I hereby acknowledge that I have read this application and the above is correct, and I agree to comply with the requirements above. Failure to comply shall result in legal action.

Karl Metzner
Department Approval

2/26/92
Date Approved

Robert Graham
Applicant Signature

2/26/92
Date

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2 D Grand Junction Zoning & Development Code)

IMPROVEMENT LOCATION CERTIFICATE

ADDRESS: 589 W. Indian Creek Drive #1, Grand Junction, Colorado 81506

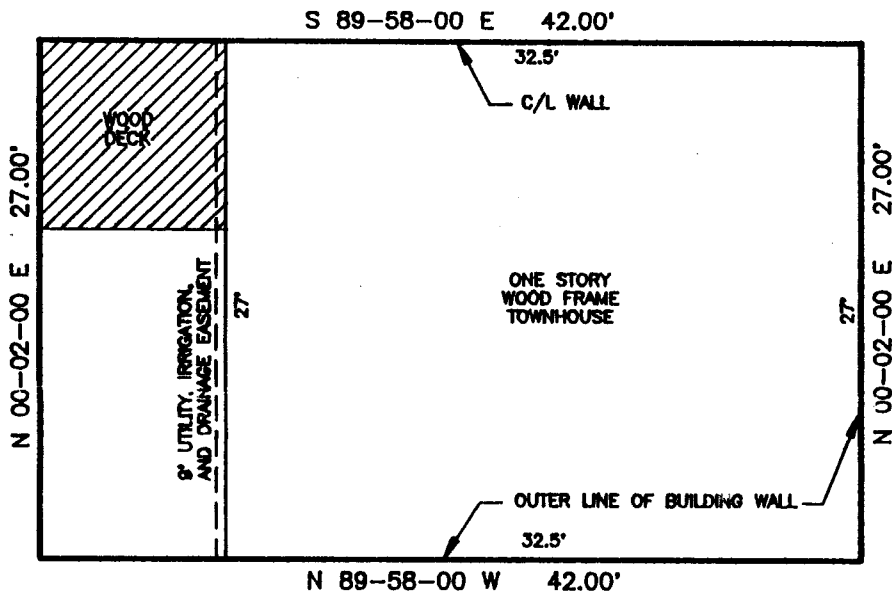
TITLE ("LEGAL") DESCRIPTION: Lot 7 in Block 4 of REPLAT OF BLOCK FOUR, TRACT F AND BLOCK THREE, TRACT E, PEPPER TREE, FILING NO. THREE, a Subdivision of a part of the City of Grand Junction, according to the plat as filing July 8, 1983 in Plat Book 13 at page 192

TITLE CO. & No.: Abstract & Title Co. #890406

ACCOUNT: Robert Graham and Eleanor Graham

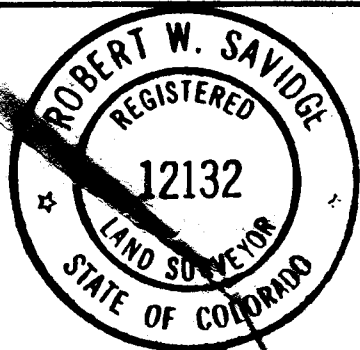
FLOOD PLANE: Not in flood plane

28.89 Mon
346.28 Year



I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR Centennial Savings Bank, THAT IT IS NOT A LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT, AND THAT IT IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OF FENCE, BUILDING, OR OTHER FUTURE IMPROVEMENT LINES. I FURTHER CERTIFY THE IMPROVEMENTS ON THE ABOVE DESCRIBED PARCEL ON THIS DATE 7/12/91 EXCEPT UTILITY CONNECTIONS, ARE ENTIRELY WITHIN THE BOUNDARIES OF THE PARCEL, EXCEPT AS SHOWN, THAT THERE ARE NO ENCROACHMENTS UPON THE DESCRIBED PREMISES BY IMPROVEMENTS ON ANY ADJOINING PREMISES, EXCEPT AS INDICATED, AND THAT THERE IS NO EVIDENCE OR SIGN OF ANY EASEMENT CROSSING OR BURDENING ANY PART OF SAID PARCEL, EXCEPT AS NOTED.

Robert W. Savidge
ROBERT W. SAVIDGE, COLORADO L.S. No. 12132



Daggett Surveying, Inc.

2487 Industrial Blvd. Suite 2 Grand Junction, CO 81506
Ph. (308) 242-0201

SURVEYED BY: R.W.S.	DATE SURVEYED: 7-12-91
DRAWN BY: B.M.	DATE DRAWN: 7-13-91
REVISION:	SCALE: 1" = 10'